



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, December 13, 2004

Time: 7:00 P.M.
Place: Council Chambers (Second Floor)
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing.**

1-10h. 116th/Keystone Retail Shops

The applicant seeks the following development standards variances:

Docket No. 04080027 V	Chapter 14.04.02	60-ft front yard	
Docket No. 04080028 V	Chapter 14.04.03	30-ft side yard	WITHDRAWN
Docket No. 04080029 V	Chapter 14.04.05	30-ft rear yard	
Docket No. 04080030 V	Chapter 14.04.09	80% lot coverage	WITHDRAWN
Docket No. 04080031 V	Chapter 14.06	30-ft greenbelt adjacent to residence	
Docket No. 04080032 V	Chapter 23A.02	120-ft front yard from US 431 R/W	
Docket No. 04080033 V	Chapter 23A.03	30-ft greenbelt along US 431	
Docket No. 04080034 V	Chapter 23A.04	parking prohibited in greenbelt	WITHDRAWN
Docket No. 04080035 V	Chapter 25.07.02-9(b)	number of signs	
Docket No. 04080036 V	Chapter 26.04.05	buffer yards	

The site is located at the northeast corner of 116th St. and Keystone Ave.

The site is zoned B-3/Business within the US 431 Overlay.

Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate, Inc.

11-15h. TABLED: ~~Companion Animal Hospital~~

~~Applicant seeks use variance & development standards variance approvals for veterinary hospital.~~

Docket No. 04090009 UV	Chapter 19.01	permitted uses	
Docket No. 04090010 V	Chapter 27.05	number of parking spaces	
Docket No. 04090023 V	Chapter 26.04.05	buffer yard requirements	
Docket No. 04090024 V	Chapter 19.04.03	side yard setbacks	
Docket No. 04090025 V	Chapter 19.04.02	front yard setback	

~~The site is located at 1425 S Range Line Rd and is zoned B-8/Business.~~

~~Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.~~

16-18h. TABLED ~~O'Malia Fireplace Shop Expansion~~

~~The applicant seeks the following development standards variances:~~

~~**Docket No. 04100017 V** Chapter 12.04.02 front yard setback~~

~~**Docket No. 04100018 V** Chapter 27.03.02 no curbed parking~~

~~**Docket No. 04110009 V** Chapter 26.04.05 buffer yard requirements~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust.~~

19-25h. North Augusta, Sec 1, lots 10pt-11 and North Augusta, Sec 2, Lot 39

The applicant seeks development standards variances:

Docket No. 04110012 V Chapter 23C.07 3-acre minimum

Docket No. 04110013 V Chapter 23C.08.03.A setback from residential

Docket No. 04110014 V Chapter 23C.10.02.2 foundation plantings

Docket No. 04110015 V Chapter 26.04.05 buffer yard requirements

Docket No. 04110016 V Chapter 23C.10.03.5(b) perimeter plantings

Docket No. 04110017 V Chapter 23C.11.G Drive thru location

Docket No. 04110018 V Chapter 25.07.02-10.(b) signage type

The site is located at the southeast corner of 97th Street and Michigan Rd.

The site is zoned B-2/Business and S-1/Residence (pending rezoning) and is within the US 421 Overlay Zone.

Filed by Chris McComas of Advocati, LLC for My Three Sons Ventures, LLC.

I. Old Business.

1h. Martin Marietta Materials - Mueller Property South

The petitioner seeks special use approval for a sand and gravel extraction operation.

Docket No. 04040024 SU Chapter 5.02.02 special use in the S-1 zone

The site is located at the southwest corner of the intersection of East 106th Street and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

J. New Business.

1j. Proposed amendments to Article IX (BZA Rules of Procedure), Section 30.08: Alternate Procedure (Hearing Officer), and Chapter 21: Special Uses.

K. Adjourn.